118.0	0001	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,900 /	668,900
					USE VALUE:	668,900 /	668,900
					ASSESSED:	668,900 /	668,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAILEY JOSHUA D
Owner 2:	YAO SEN
Owner 3:	
Street 1:	8 ELWERN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONABEDIAN DAVID B ETAL/ TRS -
Owner 2:	DONABEDIAN FAMILY TRUST -
Street 1:	21 TARBOX LN
Twn/City:	NORTH READING
St/Prov:	MA Cntry
Postal:	01864

NARRATIVE DESCRIPTION

This parcel contains .227 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9890.000	216,800	600	451,500	668,900
Total Card	0.227	216,800	600	451,500	668,900
Total Parcel	0.227	216,800	600	451,500	668,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.78 | /Parcel: 428.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75741

GIS Ref

GIS Ref

Insp Date 12/01/18

!9131!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	216,800	600	9,890.	451,500	668,900		Year end	12/23/2021
2021	101	FV	208,800	600	9,890.	451,500	660,900		Year End Roll	12/10/2020
2020	101	FV	208,800	600	9,890.	451,500	660,900	660,900	Year End Roll	12/18/2019
2019	101	FV	192,700	0	9,890.	445,100	637,800	637,800	Year End Roll	1/3/2019
2018	101	FV	192,700	0	9,890.	341,900	534,600	534,600	Year End Roll	12/20/2017
2017	101	FV	192,700	0	9,890.	322,500	515,200	515,200	Year End Roll	1/3/2017
2016	101	FV	192,700	0	9,890.	296,700	489,400	489,400	Year End	1/4/2016
2015	101	FV	191,700	0	9,890.	277,400	469,100	469,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:31:40

LAST REV

Date	Time
06/08/21	11:21:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9131

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONABEDIAN DAVI	73661-245	1	11/15/2019		720,000	No	No		
DONABEDIAN BERJ	43281-154		7/14/2004	Family	99	No	No		Berj Donabedian dod 10/6/2016
	11357-626		7/14/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2020	1166	New Wind	12,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
12/1/2018	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	345	PATRIOT
3/9/2000	Inspected	276	PATRIOT
3/2/2000	Hearing Chag	189	PATRIOT
2/15/2000	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9890		Sq. Ft.	Site		0	70.	0.65	6			Topo	-10					451,520						451,500	

Total AC/HA: 0.22704 | Total SF/SM: 9890 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 451,520 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00300002
Adj $ / SQ:	135.405
Other Features:	78048
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294561
Depreciation:	77764
Depreciated Total:	216797

COMMENTS

LAND ADJ FOR EROSION PROBLEM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

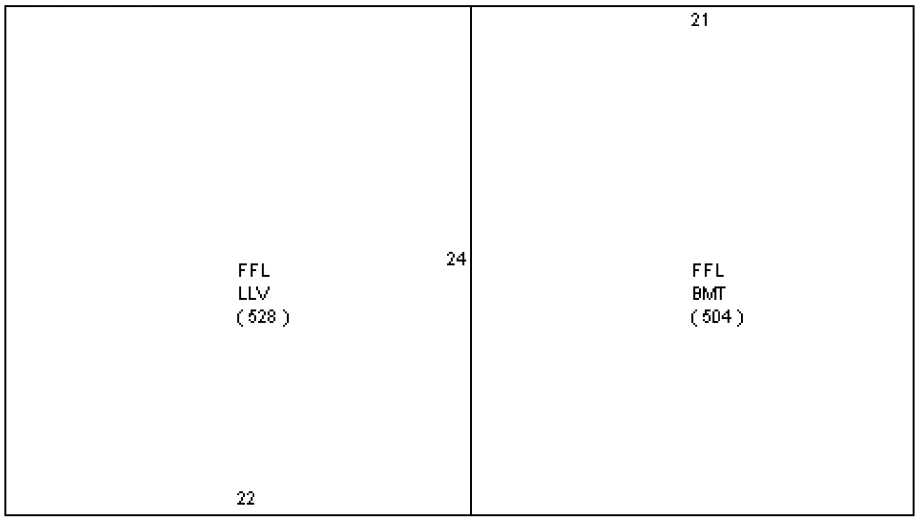
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.41
Special Features:	0	Val/Su Net:	105.04
Final Total:	216800	Val/Su SzAd	210.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	135.410	139,738
LLV	Lower Level	528	106.630	56,301
BMT	Basement	504	40.620	20,473

Net Sketched Area:	2,064	Total:	216,512
Size Ad	1032	Gross Area	2064	FinArea	1560
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	101						
19	Patio	D	Y	1	10X12	A	AV	2010	5.38	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600